101.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,500 / 957,500
					USE VALUE:	957,500 / 957,500
					ASSESSED:	957,500 / 957,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TALANIAN GAAR & LORI
Owner 2:	
Owner 3:	
Street 1:	49 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY JAMES & MARGARET -
Owner 2:	-
Street 1:	41 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .272 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 3060 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11833.000	413,900	1,100	542,500	957,500
Total Card	0.272	413,900	1,100	542,500	957,500
Total Parcel	0.272	413,900	1,100	542,500	957,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.91 | /Parcel: 312.91

Legal Description

User Acct: 64904

GIS Ref:

GIS Ref:

Insp Date: 06/05/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	413,900	1100	11,833.	542,500	957,500		Year end	12/23/2021
2021	101	FV	400,200	1100	11,833.	542,500	943,800		Year End Roll	12/10/2020
2020	101	FV	400,200	1100	11,833.	542,500	943,800	943,800	Year End Roll	12/18/2019
2019	101	FV	323,100	1100	11,833.	542,500	866,700	866,700	Year End Roll	1/3/2019
2018	101	FV	323,100	1100	11,833.	465,000	789,200	789,200	Year End Roll	12/20/2017
2017	101	FV	323,100	1100	11,833.	434,000	758,200	758,200	Year End Roll	1/3/2017
2016	101	FV	323,100	1100	11,833.	372,000	696,200	696,200	Year End	1/4/2016
2015	101	FV	300,000	1100	11,833.	333,200	634,300	634,300	Year End Roll	12/11/2014

!8067!

PRINT

Date	Time
12/30/21	06:40:42

LAST REV

Date	Time
06/02/21	14:36:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY JAMES &	1573-17	1	5/19/2021		880,000	No	No		
PURCELL JOSEPH	1202-198		3/31/1999		385,000	No	No		F

USER DEFINED

Prior Id # 1:	64904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2014	792	Redo Kit	27,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	Meas/Inspect	PC	PHIL C
7/10/2014	Info Fm Prmt	PC	PHIL C
2/20/2009	Meas/Inspect	372	PATRIOT
6/19/2000	MLS		
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/29/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11833		Sq. Ft.	Site		0	70.	0.65	4									542,493						542,500	

Total AC/HA:	0.27165	Total SF/SM:	11833	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 542,493	Spl Credit	Total: 542,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.14019608
Const Adj.:	0.99989998
Adj $ / SQ:	125.409
Other Features:	99500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508528
Depreciation:	94586
Depreciated Total:	413941

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

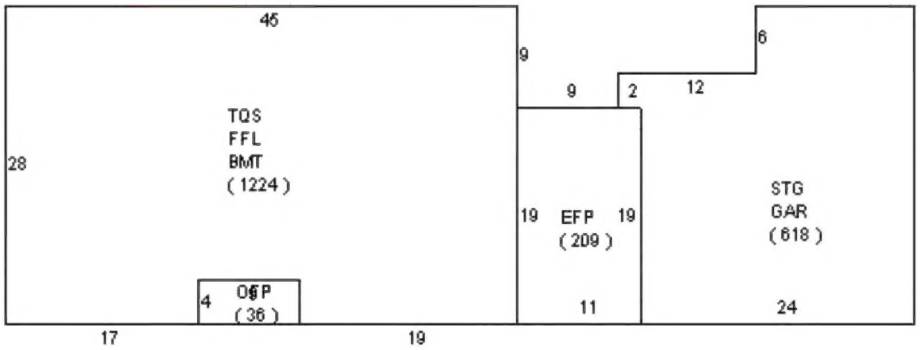
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.95
Special Features:	0	Val/Su Net:	85.39
Final Total:	413900	Val/Su SzAd	193.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,224	55.960	68,500
FFL	First Floor	1,224	125.410	153,501
TQS	3/4 Story	918	125.410	115,125
GAR	Garage	618	19.040	11,769
STG	Storage	618	6.320	3,908
EFP	Enclos Porch	209	40.250	8,412
OFP	Open Porch	36	44.000	1,584
	Net Sketched Area:	4,847	Total:	362,799
Size Ad	2142	Gross Area	5153	FinArea 3060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	24	A	AV	2004	50.52	T	12	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100